

# **\$219,900 - 416 530 Watt Boulevard, Edmonton**

MLS® #E4437351

**\$219,900**

2 Bedroom, 2.00 Bathroom, 759 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to modern living at Walker Lake Landing! This stylish TOP FLOOR 2-bedroom 2-bathroom + den condo is nestled in the quiet peaceful neighborhood of Walker. With big bright windows, this home is flooded with natural light every day. The kitchen showcases granite countertops, stainless steel appliances and rich espresso cabinetry which is seen throughout home. The large master suite has a walk-thru closet leading to an elegant ensuite bathroom. For comfort and privacy, the second bedroom is conveniently located on the opposite side. Enjoy the convenience of in-suite laundry and ample storage space. Relax in the evenings on the SW facing patio with great views from the top floor. This condo is close to parks, sports fields, shopping, Anthony Henday, excellent schools and other amenities. A fantastic opportunity with immediate possession - perfect for those ready to make this beautiful property their home or for investment purposes!

Built in 2012

## **Essential Information**

MLS® #	E4437351
Price	\$219,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	759
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	416 530 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1P7

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Visitor, Patio
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 20th, 2025
Days on Market	4
Zoning	Zone 53
Condo Fee	\$383

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 24th, 2025 at 9:47am MDT